

The report itself makes the meaning of this remark clear, for the commission's investigations led to the discovery that some supposedly respectable people own property that is knowingly leased for immoral purposes.

Under the caption "Owners and Real Estate Agents," the official report of the Vice Commission says:

**"THE COURT RECORDS SHOW THAT PRACTICALLY NO EFFORT HAS BEEN MADE DURING THE PAST THREE YEARS TO PROSECUTE OWNERS AND REAL ESTATE AGENTS WHO ARE LEASING AND RENTING PROPERTY FOR IMMORAL PURPOSES. THE LAW AFFECTING THESE PERSONS IS A DEAD LETTER.**

"The reasons for this are very apparent, first, the indifference of the public, and second, but perhaps the most vital, is because **SUCH PROPERTY BRINGS AN EXHORBITANT RATE OF INTEREST ON THE CAPITAL INVESTED.**

"These artificial values in the last analysis are the basis of a great many difficulties in connection with the problem of the social evil. It was shown that the main reason why it is so difficult to suppress prostitution in connection with saloons was because of the enormous profits which are made from drinks in the rear rooms and from the rental of rooms over the saloon. The same argument applies to assignation hotels.

"This difficulty is very apparent when entire houses or apartments are rented outright for this purpose. On the West Side there are a number of properties which are practically worthless for legitimate purposes. A business man endeavored to buy a lot on which was erected a frame building which was being used as a house of ill fame. The lot is 90 feet and the owner was offered \$36,000, per front foot. He declined to sell, saying that he was securing an income on a value of \$700 per front foot, and that he would not sell even for that amount.

"In another instance a lot was held for \$450 per front foot when its legitimate value was only \$350.

"In still another case a lot was held for \$850 per front foot when its appraised value by an expert for legitimate purposes was only \$500.

"The amazing part of the whole matter is that while these properties are so valuable to the owner, the taxes on them are practically nothing in comparison. The assessments are on a legitimate basis.

"There is another side to the story also. While these properties are increasing in value, without a cent of expense on the part of the owner in improvements, the property in the neighborhood is decreasing, or at a standstill.

**"THE COMMISSION HAS SECURED A LARGE LIST OF**